

BUILDING TITLE ALEXANDRIA TEA ROOMS  
LOCAL GOVERNMENT AREA CITY OF BALLARAT

NATIONAL ESTATE PROJECT No.  
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION                      H.B.P.C. REGISTER No.                      NATIONAL TRUST (C)  FILE No.

BUILDING TYPE RECEPTION ROOMS AND SHOPS  
BUILDING NAME ALEXANDRIA TEA ROOMS  
STATE VICTORIA  
LOCAL GOVT AREA CITY OF BALLARAT  
STREET LYOLARD ST. NORTH No. 26-34  
SUBURB/TOWN BALLARAT CBD  
CITY BALLARAT                      POSTCODE 3350  
RURAL  
NEAREST CENTRE                      Km.



TITLE REFERENCE                      Vol                      Fol  
DIRECTORY  
NEGATIVE FILE FILM 1 / FRAME 20

PHOTOGRAPHIC ILLUSTRATION  
DATE OF SURVEY/INSPECTION JULY 1978

OWNERSHIP                      ORIGINAL TRUSTEES OF THE COMMERCIAL CLUB.  
PRESENT LESLIE J. GRIGSBY, EST  
ADDRESS 106-108 THE ESPLANADE, BURNLEIGH HEADS, QLD. 42

ARCHITECT/PRACTICE  
BUILDER  
ARTISANS/TRADES

TENDERS                      REFERENCE  
DATE OF CONSTRUCTION 1875  
ESTIMATE/CONTRACT VALUE  
ALTERATIONS/ADDITIONS

BUILDING CITATION

The Alexandria Tea Rooms were apparently constructed as premises for the Commercial Club in 1872.

This building is an essentially mid-Victorian design, to which the elaborate street balcony verandah has been added. At ground floor level, the shopfronts are separated into bays by Roman doric pilasters with fluted columns in antis flanking the entrance. These are repeated on the first floor level with triple windows. The facade is completed with a balustraded parapet containing a central triangular pediment. The balcony at both levels comprises paired slender Corinthian columns at the corners and flanking the entrance and gablet, with a connecting band to match the brackets. The broad balustrade panels of a radiating pattern are unusual. The central gablet is also of interest.

The building is externally intact other than the ground floor openings, and is in a sound condition. It is of importance because of the unusual design of the balcony street verandah and the facade of the building generally. The building forms an extremely important streetscape element, particularly because of its close relationship to two other balcony verandahs, and because of the combination of verandah and facade design, is of importance on a statewide basis.

RECOMMENDATIONS

It is recommended that this building be retained on the Historic Buildings Register the Register of the National Estate, and                      be specified under Clause 6 of the Town and Country Planning Act (Third Schedule).

DOCUMENTATION SOURCES

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- 01 GOVERNMENT RECORDS
  - 02 LOCAL GOVERNMENT RECORDS
  - 03 ARCHIVES/CATALOGUES
  - 04 ARCHITECTS INDEX
  - 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
  - 06 PHOTOGRAPHIC RECORDS
  - 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
  - 08 PRIVATE RECORDS
- 02 1900 RATE BOOK; 7021 COMMERCIAL CLUB;  
TRUSTEES OF THE COMMERCIAL CLUB #100

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BIBLIOGRAPHY

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ASSESSMENT OF LISTING  
CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT OTHER THAN  
SIGNIFICANCE OF BUILDING SHOP FRONTS  
LANDSCAPE/STREETScape/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED  
AREA A1.1

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DOCUMENTATION JACOBS, LEWIS, VINES DATE SEPTEMBER 1978  
ARCHITECTS: 151

ALEXANDRIA TEA ROOMS, 26-34 LYDIARD STREET NORTH

BUILDING ANALYSIS AND DESCRIPTION

This building was constructed in 1872<sup>1</sup>, apparently as Club Rooms for the Commercial Club.<sup>2</sup> Little is known of its early history, architect or builder, or if the verandah was contemporary or constructed later, as in the case of the adjacent Old Colonists Hall. It is currently being operated as a reception building in the former Club Rooms upstairs, with retail activity continuing downstairs.

This building has many similarities with the adjacent Old Colonists Hall and with their double balconies they form a particularly important group. However, design of pediment and the fluted engaged columns at first floor level have similarities with the work of Gilbert Tappin and Dennehy, architects, of the adjacent Fine Arts Gallery and Reids Coffee Palace.

The ground floor facade has had the shopfronts modernised to varying degrees - the right hand side shop retains various Victorian elements, stall board mouldings and splayed recessed entrance. The shopfronts are divided into four bays by Roman doric pilasters with fluted columns in antis flanking the entrance which has modern doors. The first floor is virtually intact, with triple windows in the four bays above the shops, and a repetition of the pilasters and columns of the ground floor.

Above the verandah roof is a dentillated cornice which projects at the continuation of the first floor pilasters. The parapet is balustraded in panels corresponding to the bays and contains a central triangular pediment containing a date plate. It would appear that surmounting urns have been removed.

The verandah would appear to have been constructed at a later date, as indicated by the first floor pilasters continuing through the fixing line of the roof.

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1. Indicated on the pediment.

2. 1900 Ratebook entry - 7021 Commercial Club, Trustees of the Commercial Club £100.

BUILDING ANALYSIS AND DESCRIPTION

At the ground floor, the balcony is supported by paired slender Corinthian columns at the corners and flanking the entrance bay, joined with a neat decorative panel above capital level, corresponding to the brackets. There is an enclosed decorative iron frieze above the brackets.

The balcony itself is notable for the unusually broad balustrade panel of a radiating or sunburst pattern which is presumed to be of local origin. (There is another example at 708 Sturt Street.) The columns and brackets are of a matching design for the ground floor, although the enclosed frieze is of a different pattern. The central gablet is also of interest; it echoes the parapet pediment and is penetrated by an arch which forms a trefoil motif with the adjoining brackets. Only the base remains of a central finial.

The building is basically intact externally, other than the shopfronts and central entrance to the former Club Rooms. Literally there are no remaining intact features of importance. The verandah was repaired and an air conditioning duct removed during the study period through a grant from the Historic Buildings Preservation Council.

The building is of importance because of the combination of an elaborate Victorian facade with a balcony verandah constructed over the street. It may be compared in some ways with its neighbour, and although Alexandria Tea Rooms are less intact, the balcony is of more interest in the paired columns, ornamental iron and gablet detail.

The building is of major importance as a streetscape element in a critical section of Lydiard Street, particularly in relation to the other two balcony verandahs, adjacent and opposite.

The building is externally in good condition. Its inclusion on the Historic Buildings Register is considered to be well justified.